



December 23, 2025

Lauren Bouslog, Associate Planner
Town of Brownsburg
61 North Green St.
Brownsburg, IN 46112

RE: TECH Review Meeting – Promenade, Section 3 Primary Plat

Please find below our responses to the TECH review comments dated December 18, 2025:

Development Services – Lauren Bouslog:

- a) Paxton Drive needs to have a public or private road designation written under it and if it is a ROW, put the width (ex. 56' Public ROW).

Paxton Drive will be a 56' Public ROW. Notes have been added to Sheet C102 indicating the designation.

- b) Add acreage dimensions under the square feet calculations for each lot on page C102.

Acreage dimensions have been added as requested.

- c) Note how wide and long this asphalt path is. I saw the sidewalks are labeled 5' wide on the street section.

The asphalt path will be 6' wide and approximately 0.2 miles long. A 200 S.F. courtyard and seating area has been added at the south end of the trail to satisfy the UDO amenity requirements. Additional notes were added to the plans as well.

- d) You can combine your amenities plan and landscape plan since you are only required to have 1 amenity for 20 lots. I did not see a required vs proposed planting schedule table; that will need to be added to page L1.0. See below.

The landscaping plan has be updated to include the amenity plans and planting schedule table.



Water – Frank Monts:

- a) On the cover sheet, the phone number for the Water Dept. needs changed to 317-858-4147.

The phone number has been updated.

- b) Please include all required valves and hydrants (no hydrant shown at dead-end of bump-out) on Development Plan submittal.

Valves and hydrants have been added to plans based off discussions with Frank Monts. Final locations to be determined with construction plan approval.

Fire Territory – Paul Hudson:

- a) Temporary fire turnaround noted.

Noted.

Fire Territory – Paul Hudson:

- a) This project will be required to receive Drainage Board approval.

Applications will be submitted to the Drainage Board for review.

Stormwater – Wessler Engineering:

- a) The following comments are for information and planning purposes when preparing development plans. Note that Chapter 151 was updated April 25, 2025.

All Wessler comments have been received and will be taken into consideration when preparing construction plans.

Please contact me at pmays@banning-eng.com or (317) 707-3741 if you have any questions.

Parker Mays

CC: Lance Ferrell – Banning Engineering

CC: Melissa Garrard – Pulte Homes